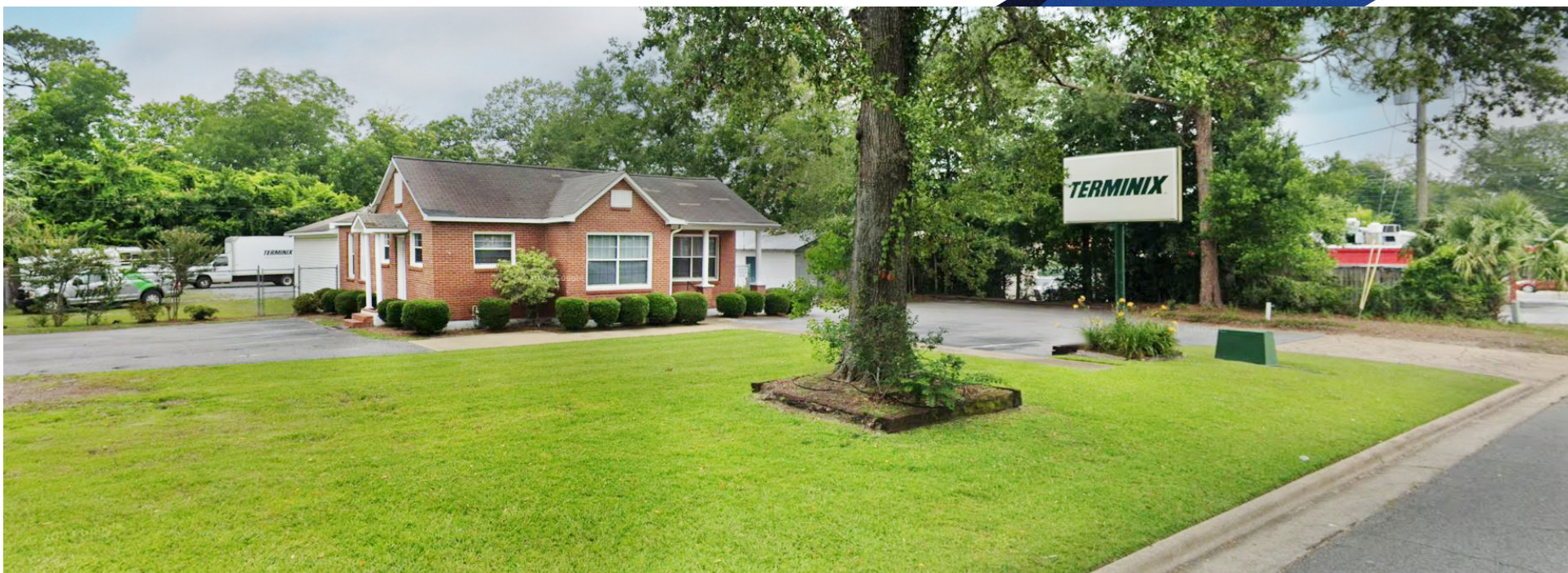


SALE - PRICE REDUCTION



COLLIER STREET OFFICE BUILDING

334 South Collier Street Bainbridge, GA 39819

Preston Hall

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SUMMARY

COLLIER STREET OFFICE BUILDING

334 South Collier Street Bainbridge, GA 39819



OFFERING SUMMARY

NEW SALE PRICE: **\$399,000**

Lot Size: 0.6 Acres

Building Size: 2,357 SF

PROPERTY DESCRIPTION

Introducing a prime ownership opportunity in Bainbridge, GA – 334 South Collier Street. This historic 2,357 SF office building, constructed in 1940, offers timeless charm and modern potential. With a rich history and a strategic location, this property is an ideal match for an office or office building investor seeking character, space, and excellent growth prospects. Explore the endless possibilities and envision the future of this distinguished property.

LOCATION DESCRIPTION

Nestled in the heart of the vibrant Bainbridge market, the area surrounding the Collier Street Office Building offers a blend of historic charm and modern amenities. This prime location provides convenient access to a myriad of local attractions, including the Bainbridge Historical Society, the Bainbridge Little Theatre, and a variety of dining and shopping options. Experience the allure of this dynamic location and envision the immense potential it holds for your future endeavors.

PROPERTY HIGHLIGHTS

- - Charming 1940s building with 2,357 SF of space
- - 5 private offices, Reception area, Conference Room/Call Center, 2 Bathrooms, Full Kitchen
- - 0.6 acre lot, abundant parking
- - Prime location in the heart of Bainbridge
- - Rich with historical character and potential
- - Well-maintained and ready for customization
- - Separate mini-warehouse for storage

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IMAGES

COLLIER STREET OFFICE BUILDING

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334 South Collier Street Bainbridge, GA 39819

Survey Description

Recosed

All that tract or parcel of land situated, lying, and being in the City of Bainbridge, Decatur County, Georgia, and being more particularly described as follows, to-wit: All of Lot Numbers 18, 20, 22 and 24 fronting on Sharpe Street in Block "3" in Showell Street Park Subdivision in the City of Bainbridge, a map of said subdivision being Book P-1, pages 232, of the records of deeds for Decatur County, Georgia, in which reference is hereby particularly made. And being the same lands conveyed in a deed from Earl M. Dendabach, Decreeur of the Estate of John E. Dendabach, to A. P. Lee, dated October 10, 1924, and recorded in Deed Book D-4, page 326, of the deed records of Decatur County, Georgia.

As Surveyed

All that tract or parcel of land situated, lying, and being in the City of Bainbridge, Decatur County, Georgia, and being more particularly described as follows, to-wit: All of Lot Numbers 18, 20, 22 and 24 fronting on Sharpe Street in Block "3" in Showell Street Park Subdivision in the City of Bainbridge, Decatur County, Georgia containing 0.588 Acres or 25.609 Square Feet and being more particularly described as follows:

Beginning at a 508' rather found at the intersection of the north right of way of Sharpe Ave. and the west right of way of Collier Ave.; (thence along the right of way of Sharpe Ave. N 89°00'00"E W 184.47 feet to a concrete monument found: thence S 89°00'00"E 131.95 feet to a concrete monument found; thence along said right of way S 89°00'00"E 131.95 feet to a point of beginning.

This plat and the attached legal description describes the same lands as Stewart Title Guaranty Company commitment 807-012, dated June 11, 2007:

ALTA/ACSM Land Title Survey

Terminix Project

B&C Property No. 20071528, 035

Bainbridge

334 Collier St, Bainbridge, GA 31717

Surveyor's Certification

To: BNC Century Bank, Southwell Capital Realty Group, LLC, Stewart Title Guaranty Company and Bock & Clark Corporation.

I understand that certifies that to the best of his professional knowledge, information and belief, this map or plat and the survey on which it is based were made on the data shown before the premises specifically described in Commitment No. 87-0112 dated June 11th, 2007 and were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005; (2) in accordance with the "Survey Requirements for the Terminix Survey dated 9/2/2007," and includes Items 1, 2, 3, 4, 6, 7a, 7b1, 7c, 9b, 10, 11a and 13 of Table A specifically defined therein; and (3) Pursuant to the American Surveying and Mapping Act of 1946, and NSPS and in effect on the date of this certification, understand further certifies that in my professional opinion, as a land surveyor registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Principals P. Pinks, Jr.

Registration No. 1474

763 Slater Duneside Road

Stammin, GA 30247

Phone: 770-953-1386 Fax:

Email: Fax: 915-654-1463

Survey Performed By:

PINKS & ASSOCIATES SURVEYING, INC.

763 Slater Duneside Road

Stammin, GA 30247

Phone: 770-953-1386 Fax:

Email: Fax: 915-654-1463

Sheet 1 of 1

Block & Clark's National Surveys Network
National Coordinators of ALTA/ACSM Land Title Surveys

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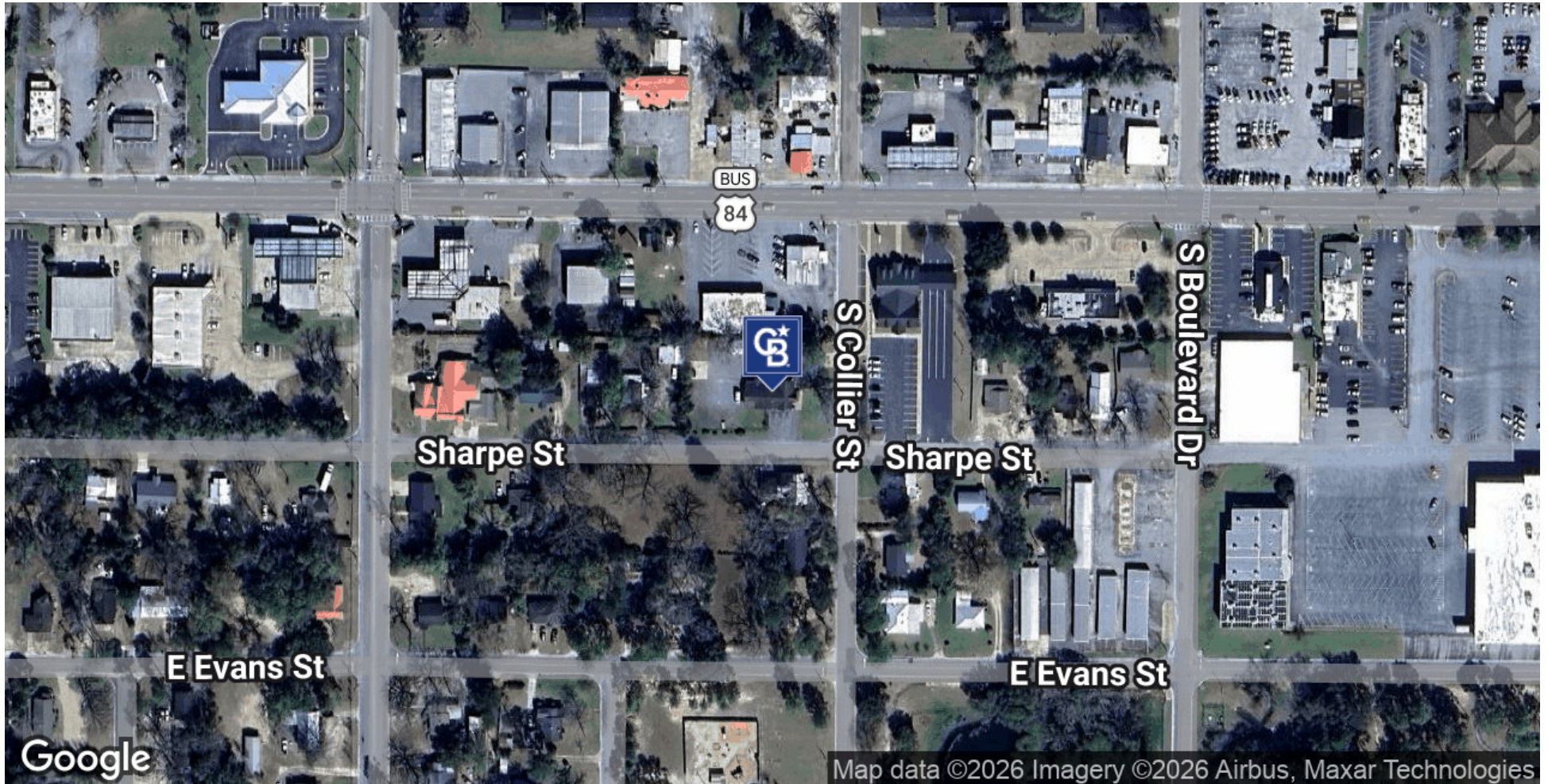
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AERIAL

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BUSINESS MAP

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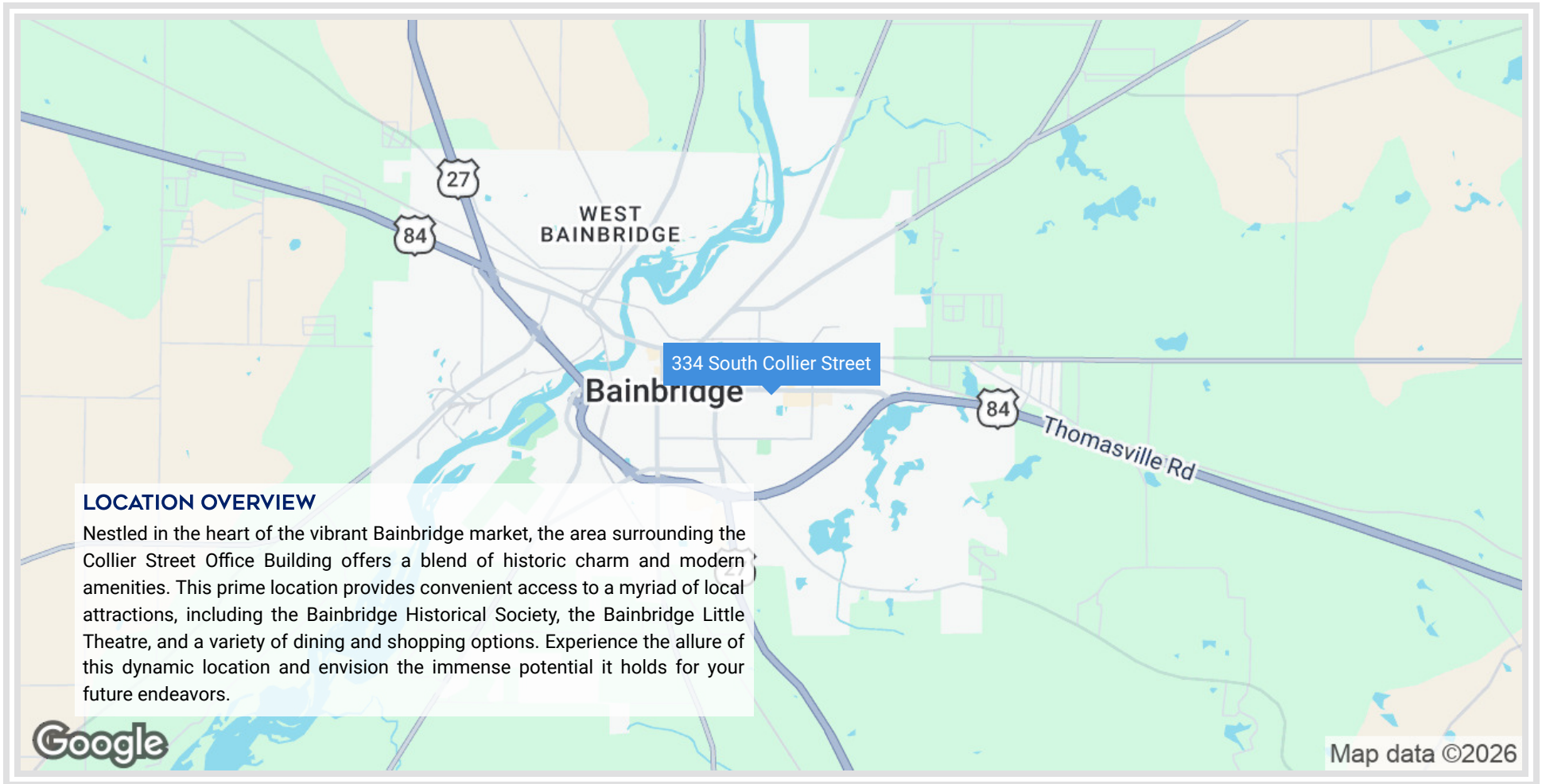
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LOCATION OVERVIEW

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DEMOGRAPHICS

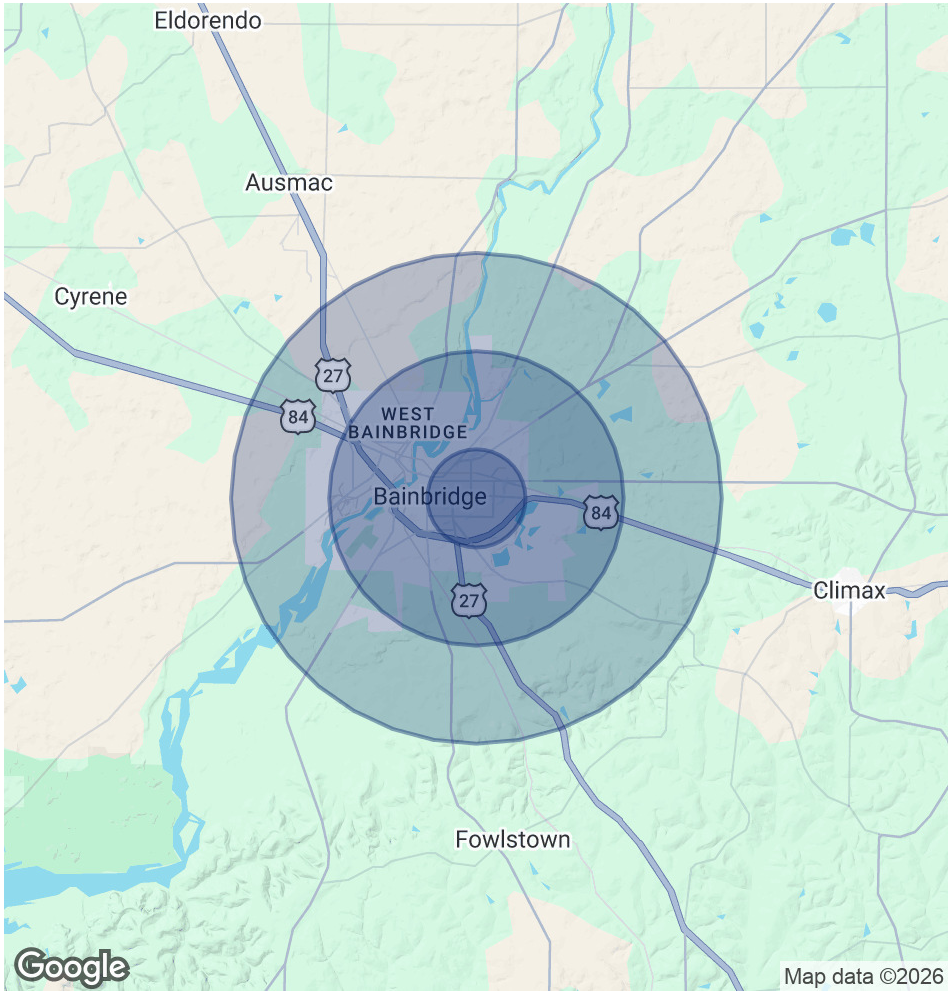
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,297	11,969	17,302
Average Age	32.3	35.7	36.5
Average Age (Male)	27.4	31.5	33.4
Average Age (Female)	40.5	41.1	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,273	4,606	6,376
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$48,255	\$62,386	\$65,916
Average House Value	\$130,520	\$150,448	\$158,089

2023 American Community Survey (ACS)

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